



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: JUNE 24, 2013

ITEM NUMBER: PH 1

SUBJECT: PLANNING APPLICATION PA-12-25/ TENTATIVE TRACT MAP NO. 17509 FOR AN 8-UNIT RESIDENTIAL DEVELOPMENT AT 2519½ AND 2525 SANTA ANA AVENUE

DATE: JUNE 17, 2013

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
minoo.ashabi@costamesaca.gov

DESCRIPTION

The proposed project involves an 8-unit two-story detached, residential development on a 0.708-acre site at 2519½ and 2525 Santa Ana Avenue (APNs: 43919242 and 43919241) north of Monte Vista Avenue. The project includes the following:

- 1) **Design Review PA-12-25** to construct an 8-unit, two-story detached single-family residential development, including the following:
 - a. Variance from open space requirement (40% required, 38% proposed);
 - b. Variance from common lot requirement and establishment of a homeowners association;
 - c. Variance from minimum driveway length (19 feet required, 16 feet proposed for two front units);
 - d. Variance from parkway landscaping (3 feet required on one side, 2 feet proposed)
 - e. Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 15 feet proposed);
 - f. Administrative Adjustment to reduce the rear second floor setback (20 feet required, 15 feet proposed);
 - g. Administrative Adjustment to reduce the distance between the buildings (10 feet required, 8 feet proposed);
 - h. Minor Modification to reduce the side yard setback requirement for main buildings (5 feet required, 4 feet proposed);
 - i. Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 92% proposed); and,
 - j. Deviation from residential design guidelines related to second floor average side setback (10 feet recommended, 4 feet proposed).
- 2) **Tentative Parcel Map No. 17509** to subdivide a 0.708-acre parcel for an 8- unit fee simple residential development.

APPLICANT

The applicant is Peter Zehnder authorized agent for the property owners, 2525 Santa Ana Partners LP.

RECOMMENDATION

The applicant has requested for additional time to prepare a revised site plan and meet with the neighboring homeowners. Staff is recommending that this item be continued to the July 8th meeting of the Planning Commission.



MINOO ASHABI
Principal Planner



CLAIRE FLYNN, AICP
Asst. Development Svs. Director

Distribution: Director of Economic & Development/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)

Peter Zehnder
2525 Santa Ana Partners LP
2554 Alton Parkway
Irvine, CA 92606

John and Laurie Bushnell
2519 Santa Ana Ave.
Costa Mesa, CA 92627

Jessie Salem
2516 Westminster Ave.
Costa Mesa, CA 92627

Jeff Lassiter
2520 Westminster Ave.
Costa Mesa, CA 92627

Daniel Hoffman
2524 Westminster Ave.
Costa Mesa, CA 92627

Carleton Waters
2530 Westminster Ave.
Costa Mesa, CA 92627

Thomas Neth
248 Monte Vista Ave.
Costa Mesa, CA 92627

Vinay and Elsa Jatwani
1116 Dolphin Terrace
Corona del Mar, CA 92625

ASHABI, MINOO

ATTACHMENT 1

From: Pete Zehnder [pete@bettershelter.com]

Sent: Monday, June 17, 2013 11:59 AM

To: ASHABI, MINOO

Subject: Re: continue request

Thank you very much. I would like to request that the item be continued to the July 8th Planning Commission meeting.

Peter zehnder

On Jun 17, 2013 10:15 AM, "ASHABI, MINOO" <MINOO.ASHABI@costamesaca.gov> wrote:

Peter,

Based on our conversation this morning, please submit an email requesting that the project is continued to July 8th meeting of the Planning Commission.

Thank you.

Minoo Ashabi, AIA

Principal Planner

City of Costa Mesa

[714/754-5610](tel:7147545610)

minoo.ashabi@costamesaca.gov